



Detached bungalow in this popular Haslemere position

Baynards, Hill Road, Haslemere, Surrey, GU27 2JP

£1,100,000 Freehold

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Potential to further enhance and update • Dual aspect sitting room • Dining room • Three bedrooms • Two bathrooms • Mature gardens of approximately 0.4 acre • Superb views • Double garage and greenhouse

Local information

Haslemere offers an excellent range of amenities including independent boutique shops, a Waitrose and M&S Foodhall, a selection of restaurants and public houses including The Georgian Coppa Club.

The mainline rail station provides a fast and frequent service to London Waterloo, with journey times from about 48 minutes. Road communications are good, with the A286 and the A3, via the Hindhead tunnel, providing access to London, Portsmouth and the airports.

There is a wide selection of schools in the area, including Highfield, The Royal School, St Edmund's, St Ives, Amesbury, and Charterhouse.

Recreational opportunities include golf at a number of local clubs, The Edge and The Herons sport centres, polo at Cowdray, racing and flying at Goodwood and sailing at Chichester Harbour. In addition, the surrounding countryside offers ample opportunities for walking, cycling and riding including Blackdown and The Devil's Punch Bowl.

About this property

Baynards presents a fabulous opportunity to acquire a detached bungalow on a sought-after road in central Haslemere. Conveniently positioned, the High Street is within 0.3 mile and the mainline train station is approximately 0.8 mile whilst a number of beautiful countryside walks can be accessed straight

from the property including the popular recreation ground.

The accommodation comprises of kitchen, generous sized sitting room with electric fire and a dining room, these rooms all enjoy a pleasant aspect across the garden.

There are three double bedrooms all with the benefit of built-in wardrobes and serviced by two bath/ shower rooms.

The property is well presented throughout having been in the same ownership for a number of years with an opportunity to modernise and update.

The gardens are a particular feature and extend to approximately 0.4 acre with a pleasant patio and large area of lawn with planted borders and mature shrubbery. Tranquil and private the garden provides colour from spring through to autumn.

Baynards enjoys amazing views across Haslemere towards Hankley Common from the front porch and towards Leith Hill from the rear patio.

To the front of the property is the driveway with space for two vehicles and access to the integral double garage.

Tenure

Freehold

Local Authority

Waverley Borough Council





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Gross internal area (approx) 1395 sq ft

Outbuildings 439 sq ft

Total 1834 sq ft

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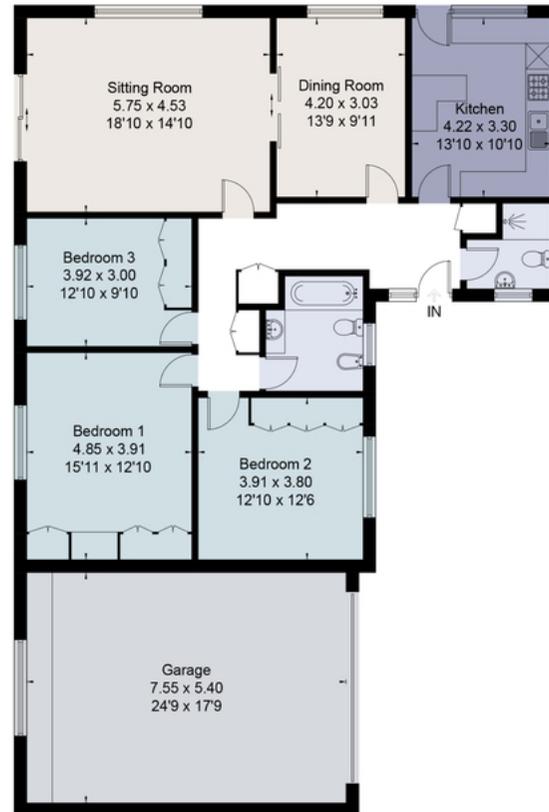
Approximate Area = 1395 sq ft / 129.6 sq m

Garage = 439 sq ft / 40.8 sq m

Total = 1834 sq ft / 170.4 sq m

For identification only. Not to scale.

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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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